

Property Disclosure Form



Property Address: 20 Monckton Street, Feilding

Listing Salesperson: Allan & Karen Toner - Team Toner

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a salesperson or an employee of the Agent or is related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:

We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 DO/DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:

We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

The purchaser(s) acknowledge that they have had the opportunity to ask any questions they consider necessary, inspect the property, obtain independent legal, building, engineering, valuation and other professional advice, and carry out all investigations they consider appropriate. The purchaser(s) confirm that they have satisfied themselves on all matters material to their decision to purchase and are not relying solely on any verbal statements or opinions unless they are recorded in writing within the Agreement for Sale and Purchase.

Final Acknowledgment:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.

PROPERTY-SPECIFIC DISCLOSURE SCHEDULE

20 Monckton Street, Feilding

Important Note - Council Property File

The information below is provided as a general overview of matters identified within the Manawatu District Council Property File and is intended as a guide only. It is not intended to be a complete or technical interpretation of all information contained within the Property File.

Neither the vendor nor the salesperson makes any representation as to the technical, legal or compliance implications of the Council records. Purchasers are strongly recommended to review the complete Property File themselves and, where any matter is important to their decision to purchase, seek independent advice from Manawatu District Council and/or their solicitor, builder, building inspector or other suitably qualified professional.

Purchasers should satisfy themselves as to the accuracy, significance and implications of any information contained within the Property File before entering into an Agreement for Sale and Purchase.

Original dwelling / age

The Council file contains original dwelling permit documentation from 1976; the permit page appears to show the application received and permit issued in October 1976. Other property information may describe the home as built in 1977. Purchasers should rely on Council records and their own investigations if the precise construction date is material.

1985 dwelling extension

Building Permit C021094 relates to an extension/alteration to the dwelling. The plans show changes to the kitchen, dining and lounge areas and a sewing room, with approximately 47m² recorded. A separate sanitary plumbing/drainage permit (No. 202) is also held for this work. The supplied documents do not clearly show a final completion sign-off for this 1985 permit. Purchasers should check the Council file/LIM and obtain legal or building advice if required.

1991 lounge addition

Permit J45229 relates to an addition to the lounge, recorded as approximately 25.1m². The inspection sheet records inspections over a number of years and is signed 'COMPLETED' on 1 July 1997. Purchasers should review the original plans and inspection record as part of their due diligence.

Woodburner / solid-fuel fire

Building Consent 102916/1 relates to relocation of a Kent log fire. The Council file includes a final Code Compliance Certificate dated 28 August 1997 for that work. Purchasers should satisfy themselves that the woodburner presently installed is the appliance covered by the Council record and is suitable for their needs.

Detached Skyline garage

The file contains a 1979 permit for a Skyline domestic garage. The plans show a 6m x 9m garage (approximately 54m²) and include written neighbour consent relating to construction at/near the boundary. The supplied documents do not clearly show a final completion record for the garage permit. Purchasers should confirm the current garage position, boundary clearances and Council status if material.

Historical Council record

The Manawatu District Council property file refers to a 1975 land-use application (File LC 2123) described as 'Build three rental flats'. Council has advised that the original historical file is missing. The available Council record shows the consent was granted but subsequently lapsed on 1 December 1977. The property is a single residential dwelling and is being sold as such. This historical record is disclosed for completeness. Purchasers may make their own enquiries with Manawatu District Council should they require any further information.

Council property file generally

The supplied file contains older permits, handwritten plans and inspection records. Some records pre-date the current Building Act/Code Compliance Certificate system and not every historic permit contains a clearly identifiable final sign-off in the documents supplied. Purchasers are encouraged to obtain and review the Council Property File and/or a current LIM, compare the Council plans with the property as it stands today, and obtain independent legal, building, plumbing, electrical or other specialist advice as appropriate.

Purchaser acknowledgement: The purchaser(s) acknowledge that these matters have been brought to their attention before entering into an agreement for sale and purchase and that they have had the opportunity to ask questions, review Council records and obtain independent legal and technical advice.

Team Toner | Allan & Karen Toner | Arizto Limited - Licensed REAA 2008